

Frankfort Architectural Review Board

November 21, 2006

Members Present: Dwayne Cook
John Downs
Roger Stapleton (3)

Members Absent: Andrew Casebier
Donald Perry (2)

There being a quorum, the meeting proceeded.

A motion was made by Mr. Cook to approve the minutes of the meeting of September 17, 2006. The motion was seconded by Mr. Downs and carried unanimously.

The first item of business was a request from Grace Fellowship of Frankfort, Inc., for an extension of time for a Certificate of Appropriateness to replace the masonry composite with cultured stone that was approved on October 18, 2005 for the property located at 122 East Broadway and a Certificate of Appropriateness to install a hanging sign on the west elevation. The property is zoned CB and RC.

Mr. Justin Evilsizor, Staff Planner, was present and gave the staff report. He stated the work had taken longer than anticipated. There was no one in the audience to speak in favor or in opposition to the request.

The applicant was not present.

A motion was made by John Downs to approve the time extension with staff report conditions and to approve the hanging sign. The motion was seconded by Dwayne Cook and carried unanimously.

The next item of business was a request from S. J. Arthur for an extension of time to increase the width of two existing door openings and install two new double french doors on the rear of the structure associated with a Certificate of Appropriateness that was approved August 16, 2005 for the property located at 311-313 Coleman Avenue.

Mr. Justin Evilsizor was present and stated the applicant was not seeking any changes from what was approved and added staff recommended approval. There was no one in the audience to speak in favor or in opposition to the request.

The applicant was not present.

A motion was made by Mr. Downs to approve the request for extension not to exceed one year. The motion was seconded by Mr. Cook and carried unanimously.

The next item of business was a request from Thelma Fincel for a Certificate of Appropriateness for the demolition of the principal structure located at 424-428 Steele Street, zoned SC.

Mr. Evilsizor passed out pictures of the structure to the Board which were submitted to the Board. Mr. Evilsizor gave a power point presentation. Mr. Evilsizor stated there were several additions to the structure and many predated Planning Department records. He a fire took place in 1986. Mr. Evilsizor stated the owners were cited for code violations in 1986. The power point presentation showed the foundation rotted by termites.

Star Wimer, 5 Lyons Court, was present and stated she had lived across from the structure from 1985-2003 and that the structure has been in a state of disrepair and needs to be torn down.

Mr. Jeff Raines, Architect for the Applicant, was present and stated he prepared the architectural description and structural analysis contained in the staff report.

Mr. Jamie Wigglesworth was present and stated this was the most abused building site he had ever seen. He stated demolishing it would improve the neighborhood.

Mr. Jess Kinman, Realtor, stated he had looked at the property and submitted a report to Ms. Riley.

A motion was made by Mr. Downs to issue the Certificate of Appropriateness for demolition and include the findings of fact contained in the staff report. The motion was seconded by Mr. Cook and carried unanimously.

The final item of business was a request from Edward Wimer for a Certificate of Appropriateness for the replacement of existing half round gutters, downspouts, and backer boards with a square guttering system and new backer boards for property located at 5 Lyons Court, zoned SC.

Mr. Evilsizor was present and stated the applicant says there are adjacent properties with modern gutters. Mr. Evilsizor stated staff did an inventory and found half modern and half round. He added staff had no record of the modern gutters coming before the ARB. Mr. Evilsizor asked that his verbal and written testimony be entered into the record.

There was no one in the audience to speak in favor or in opposition to the request.

Mr. Edward Wimer was present and stated in 2001 he had open heart surgery and had a fibulator put in in 2002. He added when he bought this house he did not know you had to go through so much to maintain it. He stated he can't climb due to medical reasons. He stated he would be using 6" width white aluminum. Mr. Wimer stated he did not have an estimate for half round.

Mr. William Badham, owner of 6 Lyons Court, was present and stated he looked into replacing gutters and was ignorant of the rules. He stated Marty Perry, 4 Lyons Court; and Mr. Stivers, 1 Lyons Court has modern gutters. Mr. Badham stated half round aren't manufactured anymore and if they are they are three times more expensive. He stated you can't get a leaf system on half round. He added half round contributed to the drainage problems with leaves. Mr. Badham stated Mr. Wimer put a lot of effort into his house and asked they grant this.

Mr. Jamie Wigglesworth stated they put half round gutters on the Glasgow house and they had no trouble getting them and had a local installer. He added you could go to the internet site guttersbrush.com and added they are not unreasonable in cost and there are systems available for leaf systems. Mr. Wimer stated the half round was almost twice the cost of aluminum. Mr. Stapleton stated he would like to see both cost estimates. Mr. Cook stated most of the testimony was based on medical reasons and that is not why they were there.

A motion was made by Mr. Cook, based on the staff report and testimony, that the request be denied. The motion was seconded by Mr. Downs and carried unanimously.

A motion was made by Mr. Cook and seconded by Mr. Downs to adjourn. The motion carried unanimously.

Chairman

Recording Secretary